

# FRED 310

GATEWAY TO THE WEST

## RARE 4M SF INDUSTRIAL PARK

CONSTRUCTION COMPLETED | 611,340 SF AVAILABLE NOW

*Connect Faster.  
Think Bigger.*



 CUSHMAN &  
WAKEFIELD  
CROW HOLDINGS  
CAPITAL

 PANATTONI®

FREDERICKSON, WASHINGTON  
PIERCE COUNTY / PORT OF TACOMA

[WWW.FRED310.COM](http://WWW.FRED310.COM)

# A RARE OPPORTUNITY

## *at an Incomparable Location*

FRED310 offers businesses maximum flexibility and accessibility – rare finds in the greater Seattle area.

This Employment Center (EC) zoned 310-acre site is primed for distribution and logistics, featuring **40' clear heights**, ample dock-high loading doors, and easy access to multiple modes of transport including the Port of Tacoma, rail, and highways providing unsurpassed regional and national access.

Favorable demographics, high-profile corporate neighbors, and Pierce County economic incentives make the site even more appealing.

**FRED310 has the space you need for your business to expand its reach and make its mark.**



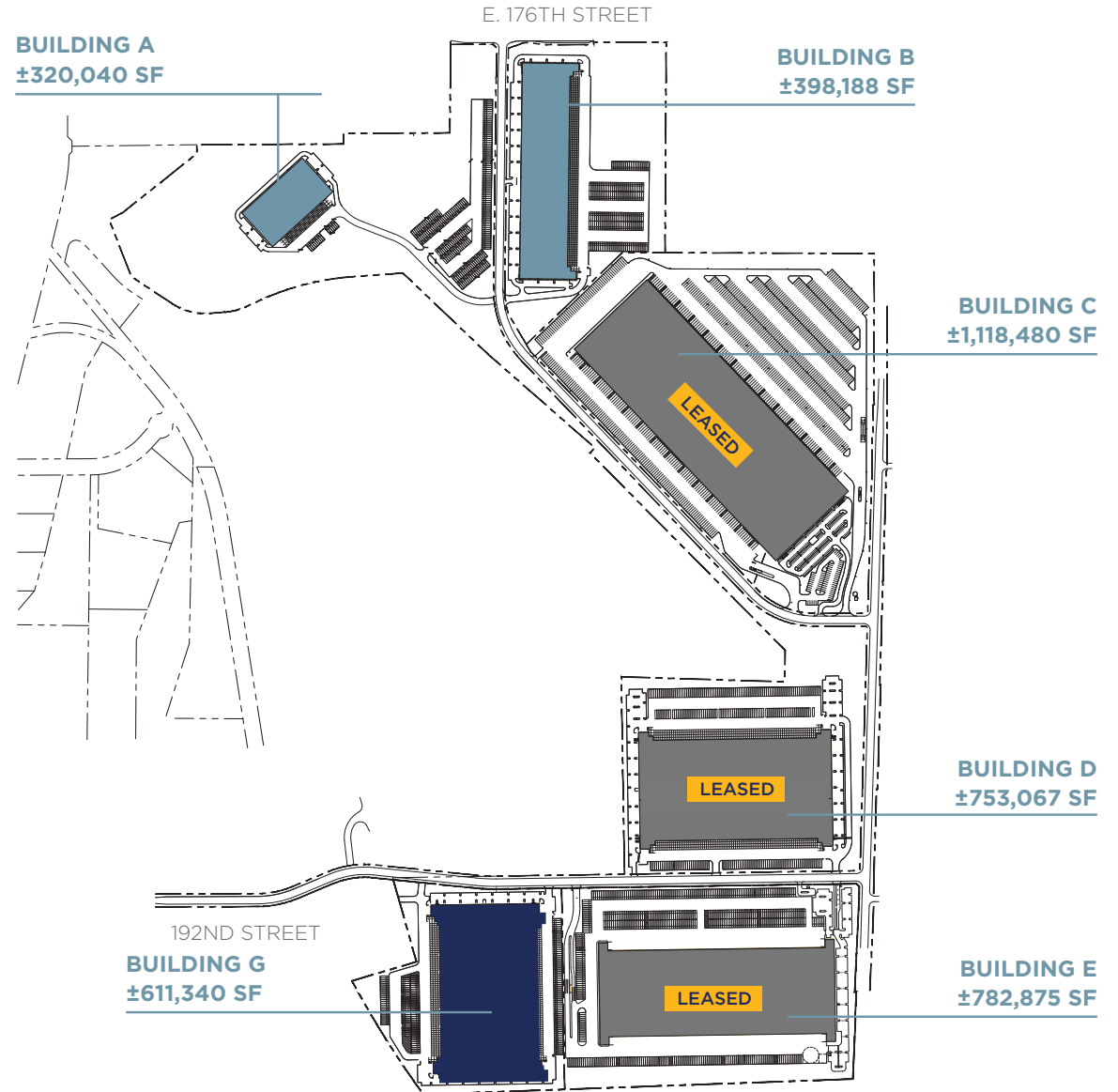
# PARK OVERVIEW

## Available Now

BUILDING G	
Building SF	611,340
Available SF	611,340
Office SF	3,498
Site SF	1,285,020
Coverage	47.39%
Trailer Park	158
Auto Park	370
Trailer Court Depth	130'
Slab Thickness	8"
Building Dimensions	570 x 1046
Clear Height	40'
Single/Multi Tenant	Multi
Fire Sprinkler	ESFR
Electrical Power	3,000
Dock High Doors	106
Construction Completed	June 2024

## Phase 2

	BUILDING A	BUILDING B
Building SF	320,040	398,188
Site SF	457,380	1,106,424
Coverage	42.98%	35.99%
Trailer Park	56	166
Auto Park	200	244
Trailer Court Depth	135'	130'
Slab Thickness	6"	7"
Building Dimensions	355 x 896	294 x 1332
Clear Height	32'	36'
Single/Multi Tenant	Multi	Multi
Fire Sprinkler	ESFR	ESFR
Electrical Power	2,000	2,000
Dock High Doors	48	74



# BUILDING SPECIFICATIONS

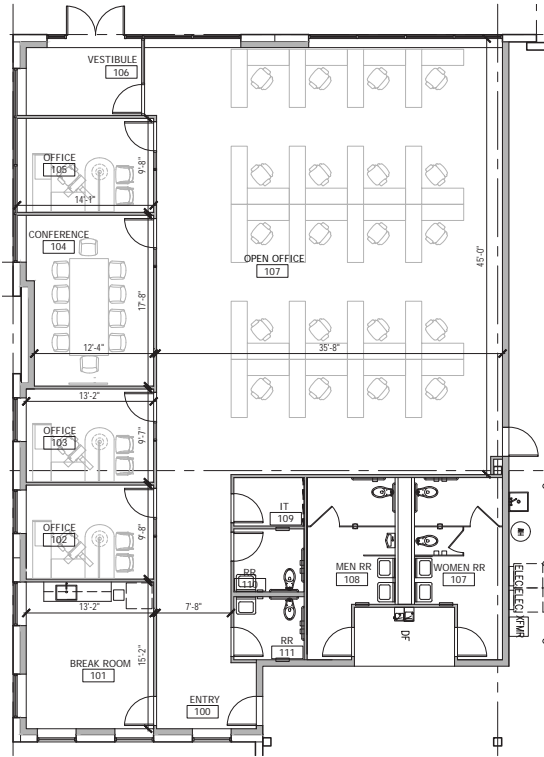
## *Building G*

<b>Building SF</b>	611,340
<b>Available SF</b>	611,340
<b>Office SF</b>	3,498
<b>Site SF</b>	1,285,020
<b>Coverage</b>	47.39%
<b>Trailer Park</b>	158
<b>Auto Park</b>	370
<b>Trailer Court Depth</b>	130'
<b>Slab Thickness</b>	8"
<b>Building Dimensions</b>	570 x 1046
<b>Clear Height</b>	40'
<b>Single/Multi Tenant</b>	Multi
<b>Fire Sprinkler</b>	ESFR
<b>Electrical Power</b>	3,000
<b>Dock High Doors</b>	106
<b>Drive-In Doors</b>	4

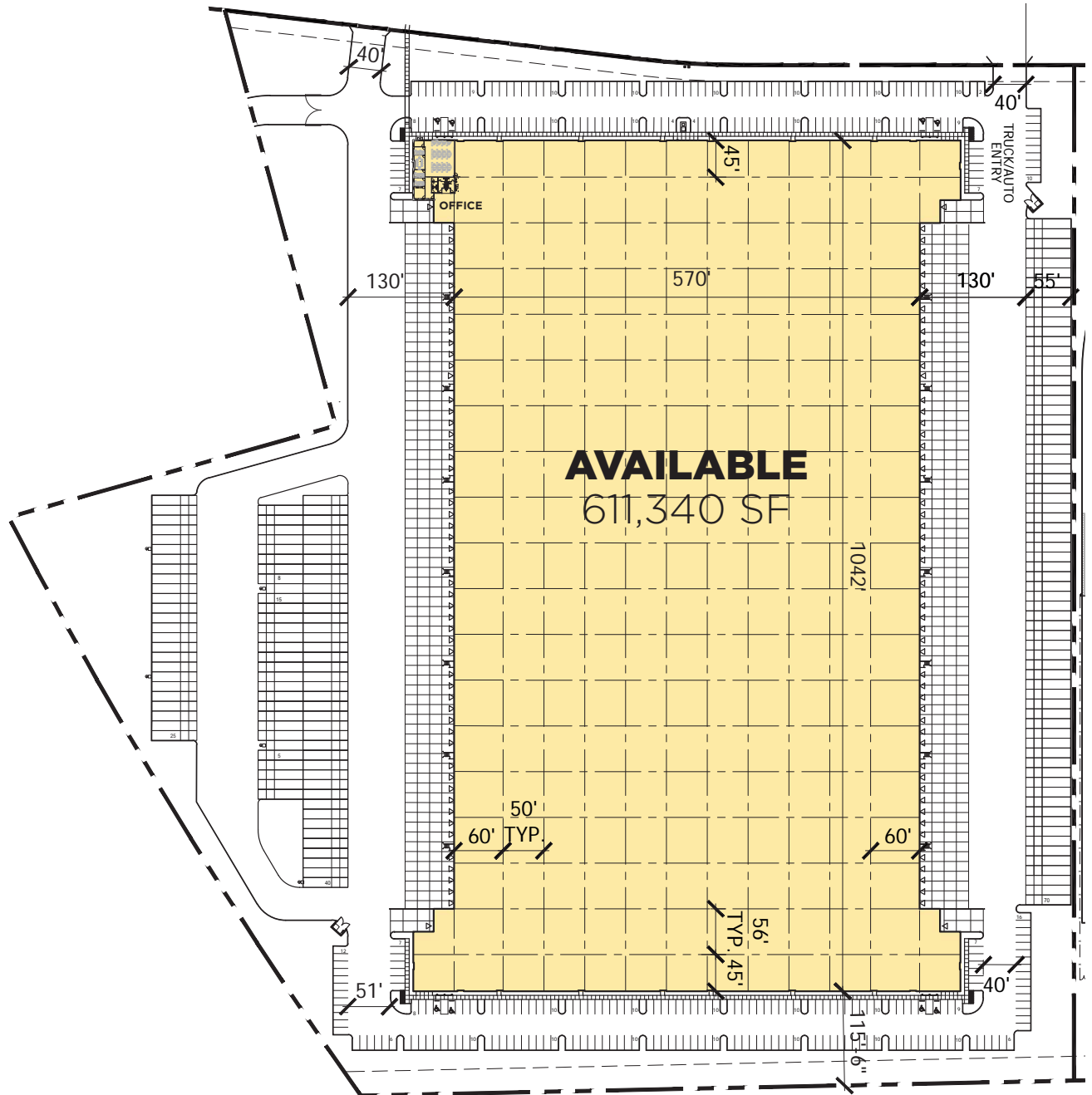


# SITE PLAN

## Building G



OFFICE PLAN

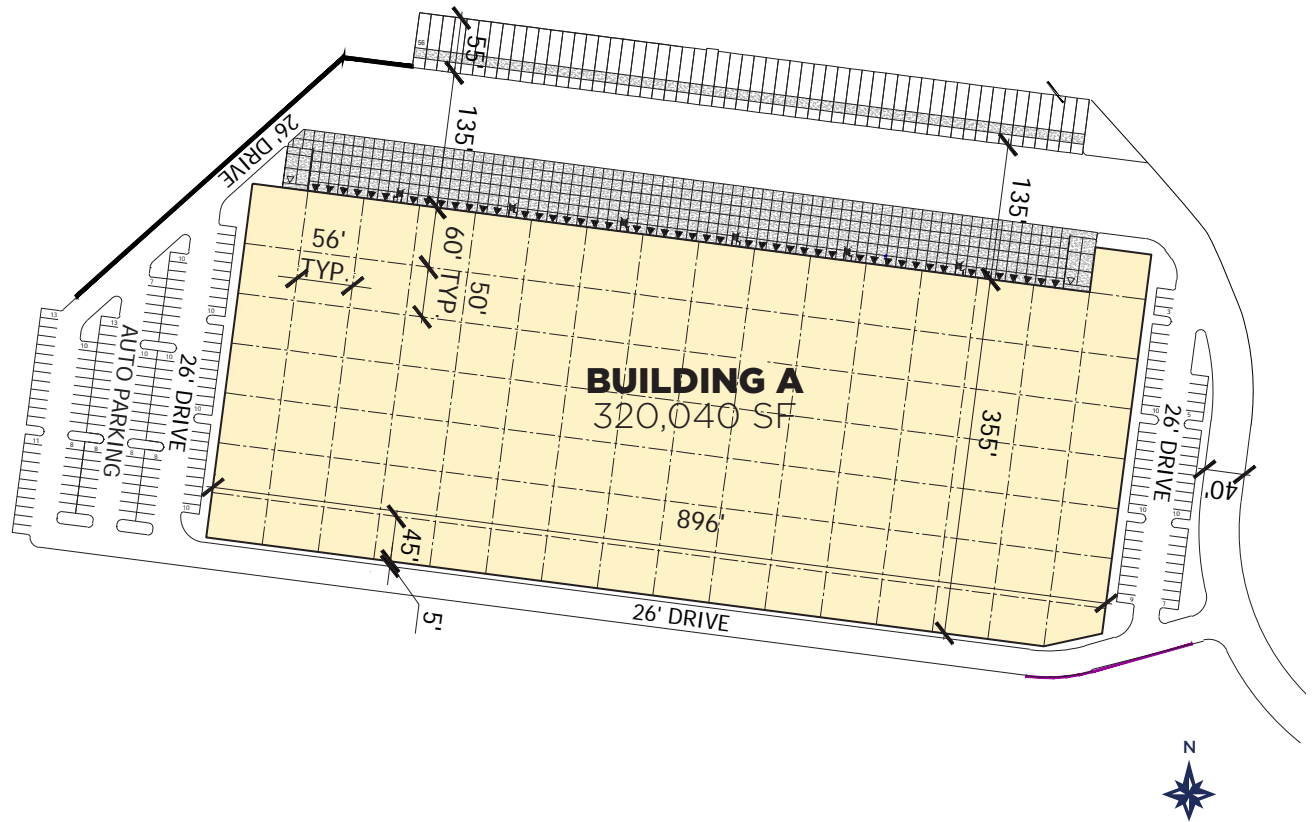


*Phase 2*

# BUILDING SPECIFICATIONS

## *Building A*

<b>Building SF</b>	320,040
<b>Site SF</b>	457,380
<b>Coverage</b>	42.98%
<b>Trailer Park</b>	56
<b>Auto Park</b>	200
<b>Trailer Court Depth</b>	135'
<b>Slab Thickness</b>	6"
<b>Building Dimensions</b>	355 x 896
<b>Clear Height</b>	32'
<b>Single/Multi Tenant</b>	Multi
<b>Fire Sprinkler</b>	ESFR
<b>Electrical Power</b>	2,000
<b>Dock High Doors</b>	48
<b>Drive-In Doors</b>	2

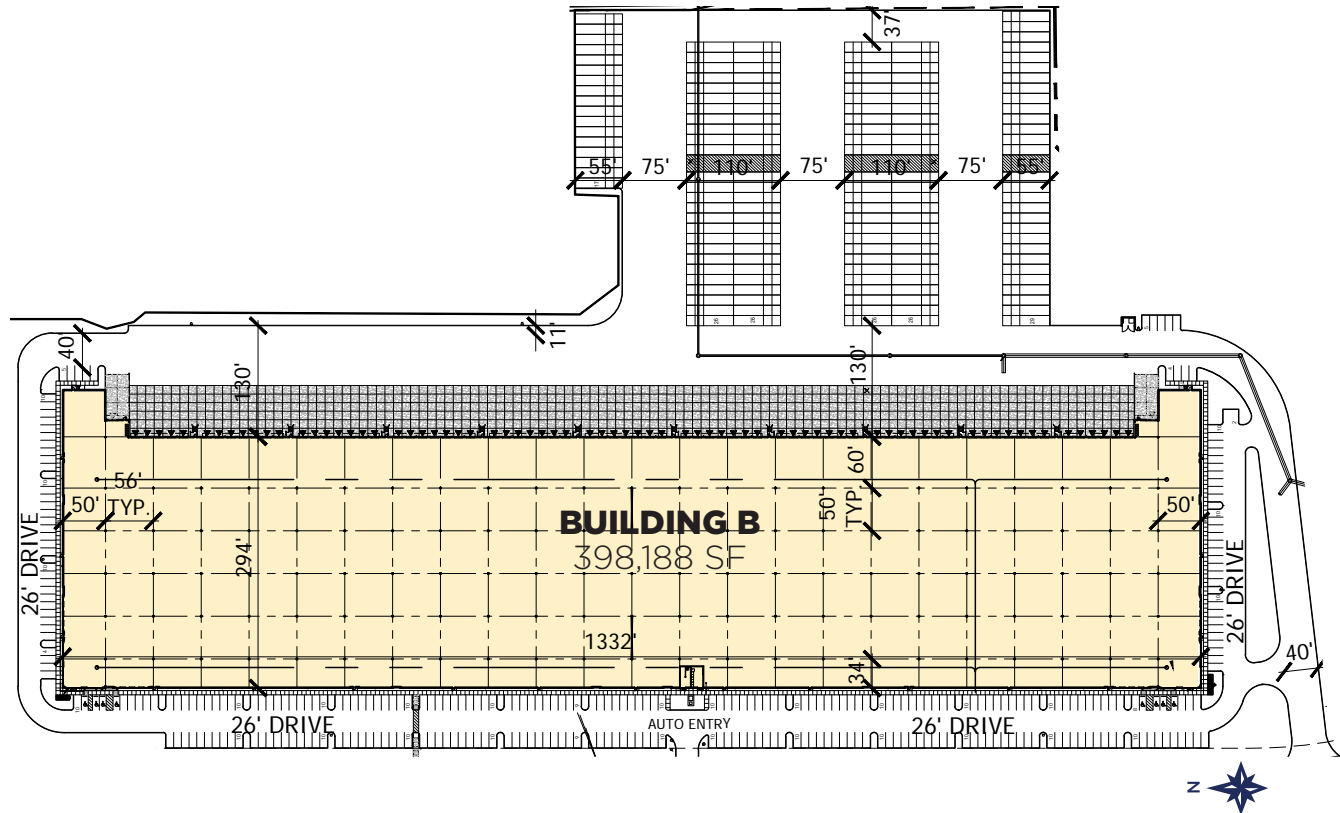


Phase 2

# BUILDING SPECIFICATIONS

## Building B

<b>Building SF</b>	398,188
<b>Site SF</b>	1,106,424
<b>Coverage</b>	35.99%
<b>Trailer Park</b>	166
<b>Auto Park</b>	244
<b>Trailer Court Depth</b>	130'
<b>Slab Thickness</b>	7"
<b>Building Dimensions</b>	294 x 1332
<b>Clear Height</b>	36'
<b>Single/Multi Tenant</b>	Multi
<b>Fire Sprinkler</b>	ESFR
<b>Electrical Power</b>	2,000
<b>Dock High Doors</b>	74
<b>Drive-In Doors</b>	2

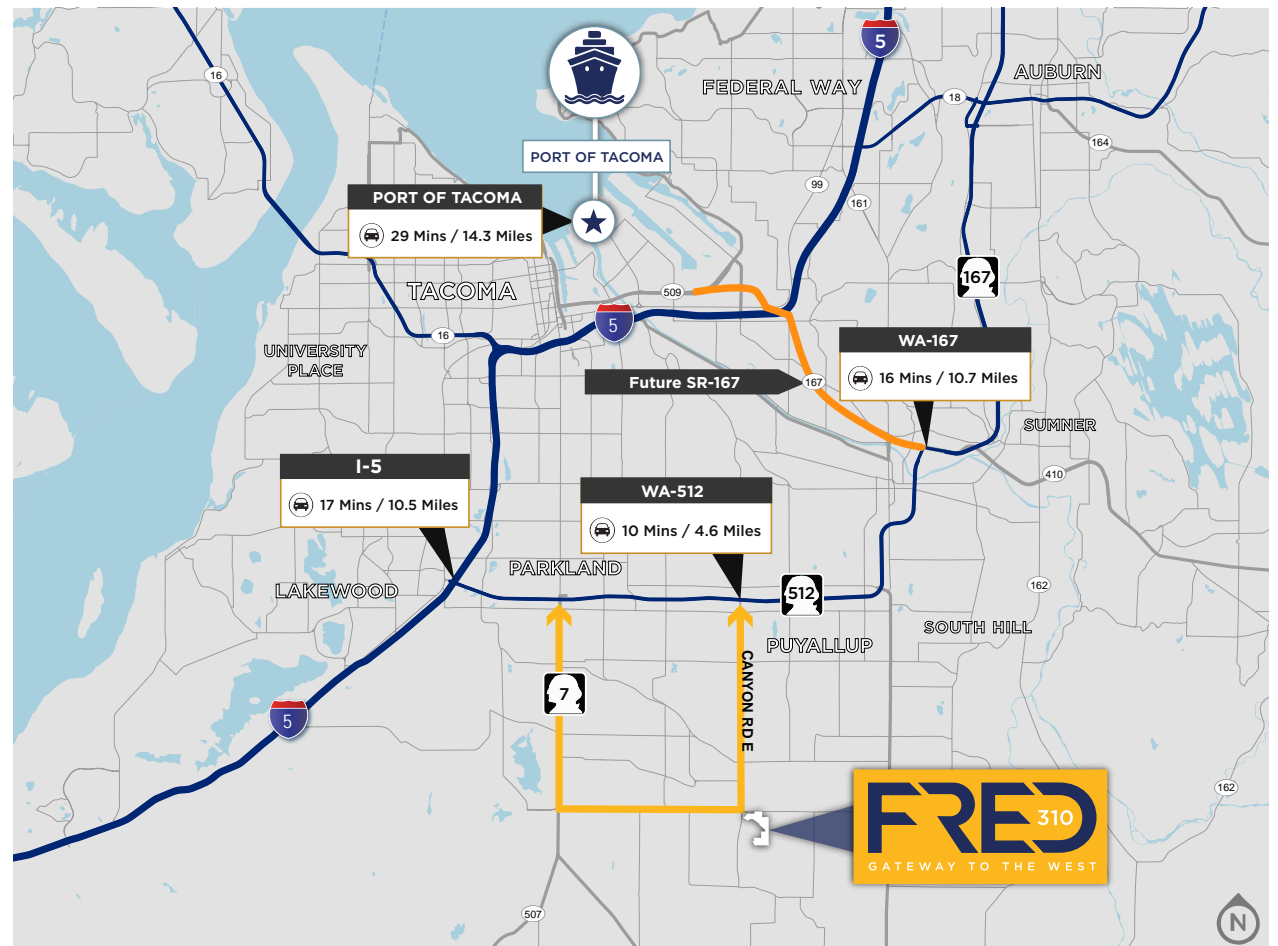


# EXCEPTIONAL CONNECTIVITY

Desirable, Growing Submarket with Favorable Demographics.

## *Pierce County* *Fast Facts:*

- Population: 948,793
- Labor Force: ±430,000
- Unemployment: 5.0%
- Median Age: 36.8
- Median Household Income: \$96,632
- Cost of Living Index: 122.7
- Area: 1,806 mi<sup>2</sup> / 4,678 km<sup>2</sup>
- Population Growth Rate: 0.24%
- Median Home Price: \$550,000
- Average Commute Time: 31.6 minutes
- Gross Metro Product: \$46.1 billion
- Primary Industries: Aerospace, Government, Healthcare, Manufacturing, Military, Transportation & Logistics



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